

MOTION BY SUPERVISOR MARK RIDLEY-THOMAS

June 2, 2015

**Southern California Institute of Architecture and Habitat for Humanity of Greater Los Angeles Affordable Housing Partnership**

Over the past year, the Community Development Commission (the Commission) quitclaimed a number of vacant Commission-owned parcels in the Second Supervisorial District to Habitat for Humanity of Greater Los Angeles (Habitat LA) for the purpose of developing high-quality affordable housing. Habitat LA has entered into an unprecedented initiative with the Southern California Institute of Architecture (SCI-Arc) on one of the transferred properties, located at 1232 W. 101st Street in the unincorporated community of Athens (Property) that allows SCI-Arc students to design and help build the future home (Project).

During the 2014 fall semester, SCI-Arc students were devoted to the design of a home, which focused on innovation, affordability, home-healthy building materials, and sustainability. The 2015 spring semester focused on completing the final documentation of the project, and during this upcoming summer semester, SCI-Arc students will join Habitat LA and its volunteer team during the construction phase of the project to help build the home on the property. Habitat LA is restricted from selling the home for more than \$419,000, as published by U.S. Department of Housing and Urban Development's 2015 sales price limit for a new single family dwelling, to a low-income family in Los Angeles through Habitat LA's established home ownership program.

- MORE -

MOTION

SOLIS \_\_\_\_\_

RIDLEY-THOMAS \_\_\_\_\_

KUEHL \_\_\_\_\_

KNABE \_\_\_\_\_

ANTONOVICH \_\_\_\_\_

**MOTION BY SUPERVISOR MARK RIDLEY-THOMAS**

**June 2, 2015**

**PAGE 2**

This collaboration not only provides the students with an invaluable opportunity to design and construct a home, but also the chance to learn about the challenges that real-world construction presents and the skillsets it demands. This project also provides Habitat LA with the opportunity to test new grounds for design innovation within its affordable homes and to integrate new strategies of sustainability into its projects.

SCI-Arc has raised \$175,000 which will be contributed towards the construction costs, and Habitat LA has secured an additional \$150,000 for this purpose. Given the community benefits of this pilot effort, it is appropriate to allocate \$95,000 of Condominium Conversion Funds available to the Second Supervisorial District towards the construction of this project.

**I THEREFORE MOVE THAT THE BOARD, ACTING AS THE BOARD OF COMMISSIONERS FOR THE HOUSING AUTHORITY:**

1. Authorize the Executive Director, or his designee, to negotiate, execute, amend, and if required, terminate a Loan Agreement and all related documents with Habitat for Humanity, in an amount not to exceed \$95,000 in Condominium Conversion Funds from the Second Supervisorial District, for the property located at 1232 W. 101st Street in the unincorporated community of Athens.
2. Authorize the Executive Director, or his designee, to incorporate up to \$95,000 of Condominium Conversion Funds into the Housing Authority's proposed Fiscal Year 2015-2016 annual operating budget.
3. Find that entering into the Loan Agreement and related documents is not subject to the provisions of the California Environmental Quality Act.

# # # #

(KK)